
LEIGHAM COURT ROAD

49B LEIGHAM COURT ROAD AND LAND TO THE REAR,
STREATHAM HILL, SW16 2NF

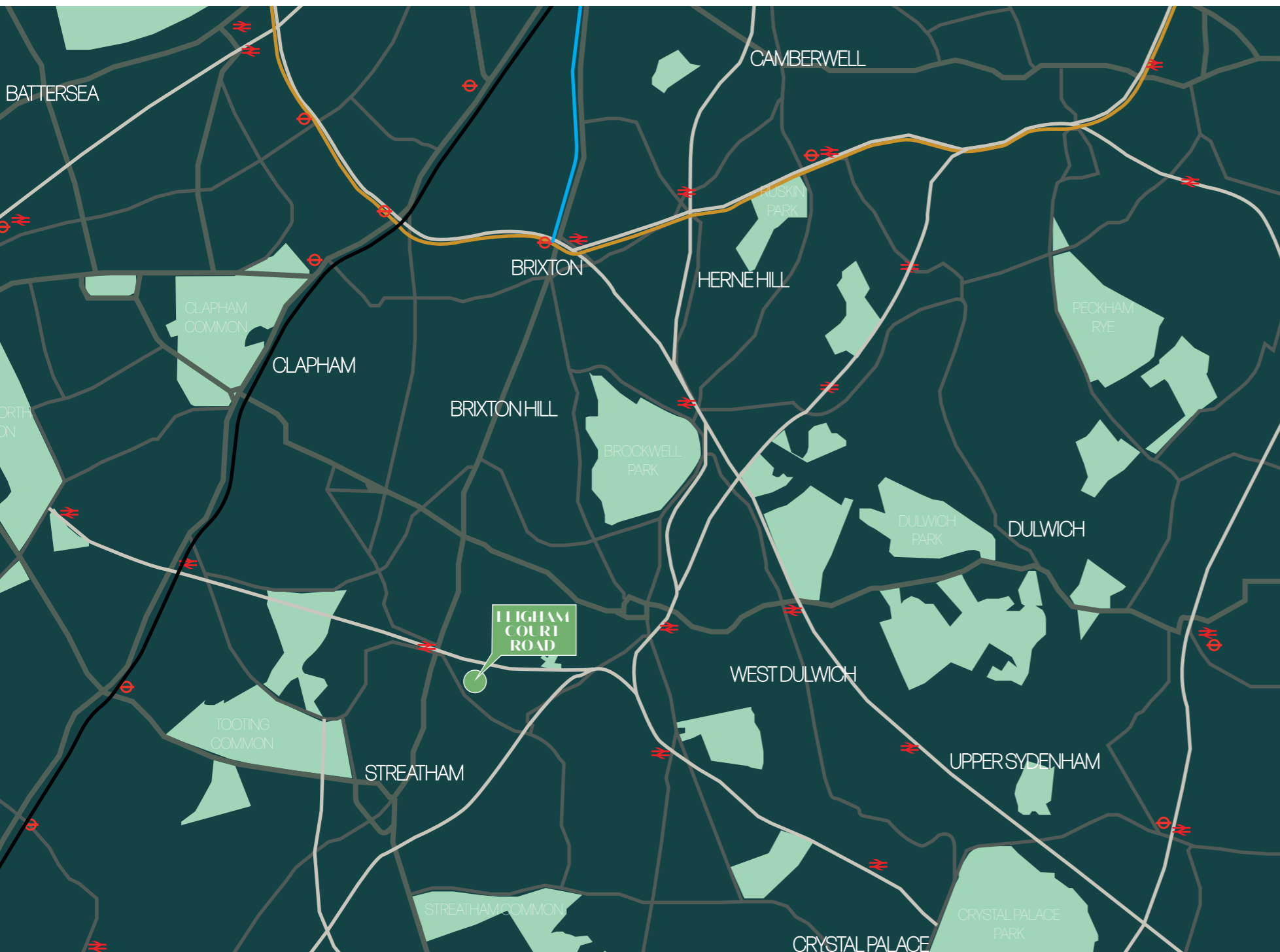
RESIDENTIAL DEVELOPMENT OPPORTUNITY
LOCATED IN SOUTH-WEST LONDON

EXECUTIVE SUMMARY

- 0.62 acre (0.251 ha) site currently comprising a residential private house and former bowling green to the rear
- Excellent transport links with Streatham Hill Station a 2 minute walk away
- Benefits from full planning consent (ref: 21/03028/FUL) for the provision of 35 intermediate housing units (14,962 sq ft NSA)
- Potential for alternative residential scheme STPP
- For sale via informal tender.
- Offers invited for the freehold interest on an unconditional basis.



Aerial of site from South



STREATHAM HILL

The site is situated in Streatham Hill, in the London Borough of Lambeth (LBL), 8.1km south of the West End and 7.4km to the north of Croydon. Surrounding centres include Brixton (3km to the north, Tooting (2.8km to the west) and Dulwich (2.7km to the east).

Historically known as the 'West End of South London', Streatham is well known for its diverse range of cuisines including Japanese, Lebanese, Indian, Caribbean, Spanish, Thai, Mexican and Turkish. On weekends, it is an easy trip to Herne Hill's farmers market or walk further to Brixton Market, one of the largest and well renowned local markets in London. Streatham Hill's cultural mix of arts and music is growing with Streatham Space Project hosting an array of theatre, music, art, dance and comedy events.

There are a number of open green spaces within the vicinity including Brockwell Park, Streatham Common and Tooting Bec Common which offers woodlands and wildlife and an extensive range of sports and leisure facilities including Tooting Bec Lido. Telford Park Lawn Tennis club (the second oldest tennis club in London preceded only by Wimbledon) is located close by and offers membership and lessons to all ages.

A series of local retailers are located along Streatham High Road as well as a Sainsbury's Local, M&S Food Hall and Co-operative.

Local schools include Streatham & Clapham High and Prep Schools, Bishop Thomas Grant School and Dunraven Sixth Form School. Livity School is also located in close proximity to the site and offers education for children with Autism and Severe Learning difficulties.

The property is located to the north side of Leigham Court Road which runs to the south-east of Streatham High Road. Streatham Hill Station is a 2 minute walk from the site.



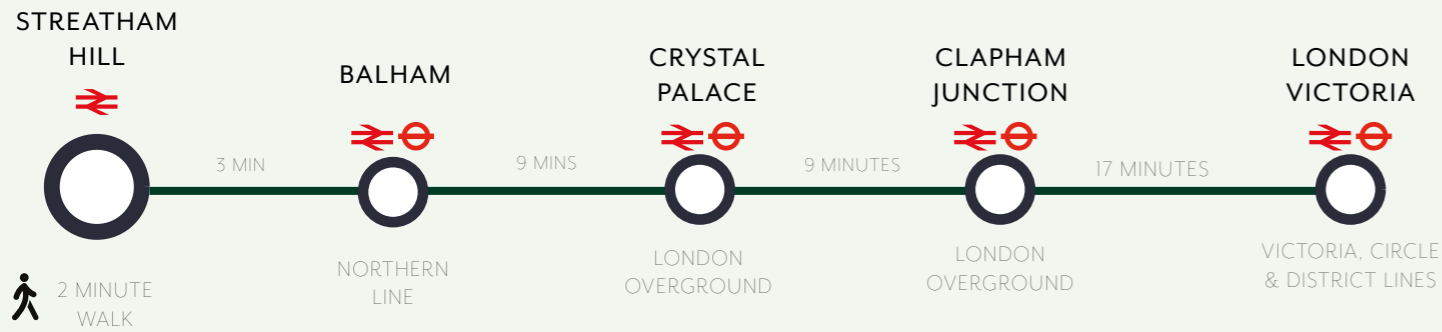
Telford Park Lawn Tennis Club

Herne Hill Farmers Market

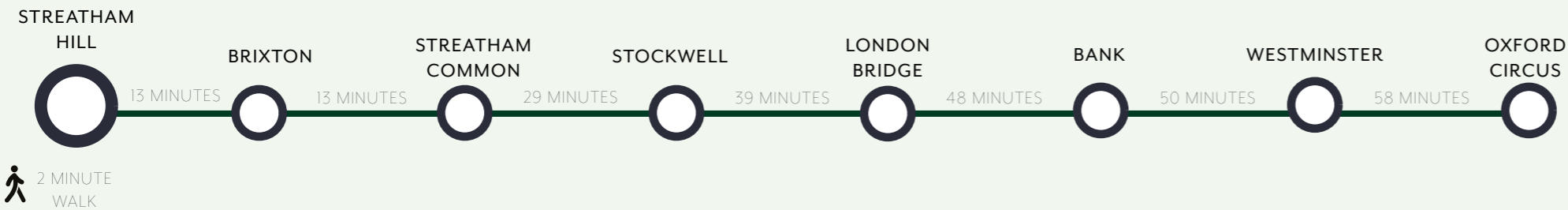
Tooting Beck Lido

CONNECTIVITY

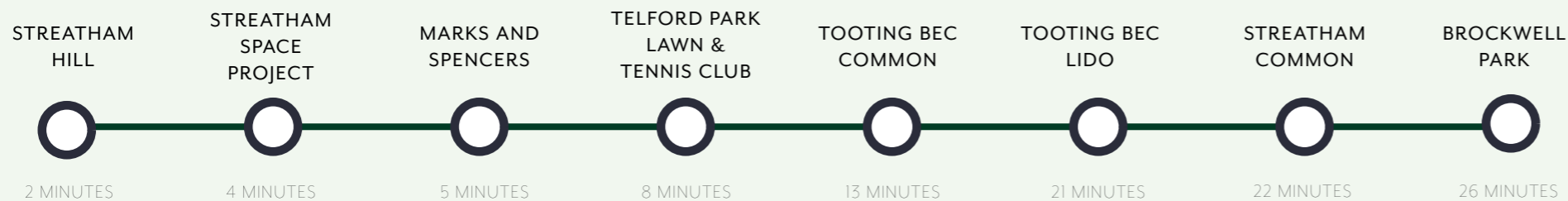
RAIL AND UNDERGROUND



BUS SERVICES



WALKING FROM LEIGHAM COURT ROAD



DESCRIPTION

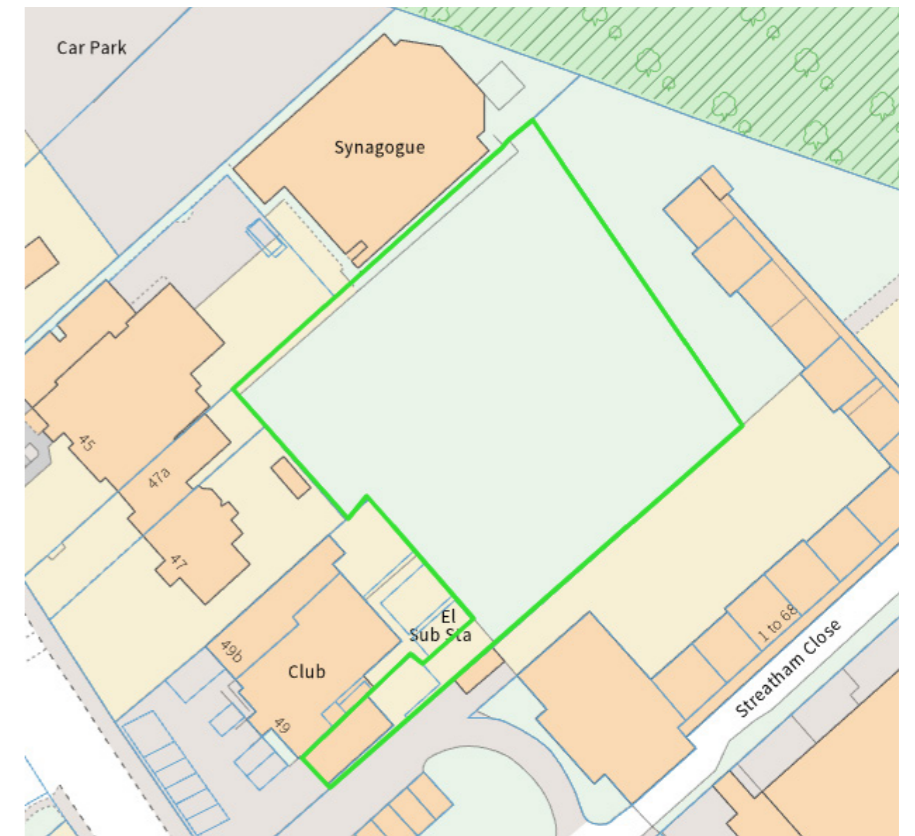
The site totals 0.62 acres/ 0.251 hectares and comprises;

- A semi-detached Victorian period house measuring 118 sqm on a plot of 0.03 acres / 0.012 hectares
- Former bowling green to the rear measuring 0.59 acres/ 0.239 hectares

Other than the house plot fronting Leigham Court Road, the site is broadly square in shape and largely level. Access to the bowling green is via a small gate off the driveway of the adjoining Streatham Close, providing pedestrian access only.

The house has vehicular access directly off Leigham Court Road and subject to demolition (see Planning below), could provide vehicular access to the bowling green.

The site's immediate surroundings include residential housing to the south-west, a part 3, part 4 residential apartment block to the east, a synagogue to the north and the railway line beyond, albeit this runs below grade. The broader area comprises principally Victorian terraced housing and post war infill housing.



Site Plan, indicative not to scale.

PLANNING

The site is located within the London Borough of Lambeth, Leigham Court Road North Conservation Area and the house at 49b Leigham Court Road is a latter extended annex to a locally listed building. The bowling Green is designated as Open Land.

The site benefits from a full planning consent (Ref: 21/03028/FUL) for;

Demolition of 49b Leigham Court Road and redevelopment of the site to provide affordable immediate housing within a new building with associated access, accessible parking, landscaped communal amenity space and cycle and refuse store facilities.



CGI of proposed scheme.

PROPOSED SCHEME

The consented scheme will provide for a 4-storey building comprising 35 x 1b1p Intermediate Housing Units. The scheme further includes;

- 579 sqm of amenity space
- 36 cycle spaces (6 for guests)
- 1 disabled parking space
- An EV charging port

ACCOMMODATION SCHEDULE

Unit Mix	1B/IP	1B/IP WC	Total	NIA	GIA
Ground Floor	4	4	8	350	545
1st Floor	9	0	9	347	463
2nd Floor	9	0	9	347	463
3rd Floor	9	0	9	347	463
Total	31	4	35	1390	1934

S106

S106 contributions are estimated at £294,077 and CIL contributions at £502,840. We advise interested parties undertake their own CIL calculations.

A copy of the s106 is available within the dataroom.

ALTERNATIVE USE POTENTIAL

The consent has established two key principles;

1. Development of the bowling green for residential housing
2. Demolition of 49b Leigham Court Road

STPP, it is therefore possible that an alternative scheme for residential led development would likely be looked on favourably by LBL.

FURTHER INFORMATION

Tenure

The properties are held under freehold titles TGL527813 (49b Leigham Court Road) and TGL556819 (Former bowling green)

Tenancy

The properties will be sold with vacant possession

VAT

The property is not elected for VAT.

Basis of Sale

For sale via Informal Tender.

Data Room

The dataroom is available upon request

Offers are invited for the benefit of the freehold interest.

Inspection

All viewings are strictly by appointment only through the sole selling agents;

Kit Haig

m: 07854 963 145

t: 020 7747 0111

e: kit.haig@levyrealestate.co.uk

Matt Sharman

m: 07974 364 043

t: 020 7747 0110

e: matt.sharman@levyrealestate.co.uk

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